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MSME Reg No: UDYAM-MH-18-0083617  
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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mrs. Shivangi Rupesh Tawade & Mr. Rupesh Madhukar Tawde**

Residential Flat No. 303, 3<sup>rd</sup> Floor, Wing - C, Sale Building No. 4, "**Pearl Heaven IV**", Chandiwala Complex, Kondivita Road, Near Maheshwari Nagar, Village - Kondivita, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 059, State - Maharashtra, Country - India.

Latitude Longitude : 19°6'59.0"N 72°52'20.0"E

### Intended User:

**Cosmos Bank**

**Vile Parle (East) Branch**

Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, State - Maharashtra, Country - India

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
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### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 303, 3<sup>rd</sup> Floor, Wing - C, Sale Building No. 4, "**Pearl Heaven IV**", Chandiwala Complex, Kondivita Road, Near Maheshwari Nagar, Village - Kondivita, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 059, State - Maharashtra, Country - India belongs to **Mrs. Shivangi Rupesh Tawade & Mr. Rupesh Madhukar Tawade.**

Boundaries of the property

North : Under Construction Building  
South : Andheri Konkan Nagar CHS  
East : Road Number 16  
West : Under Construction Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 97,00,000.00 (Rupees Ninety Seven Lakhs Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Director

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report

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Residential Flat No. 303, 3<sup>rd</sup> Floor, Wing - C, Sale Building No. 4, "Pearl Heaven IV", Chandiwala Complex, Kondivita Road, Near Maheshwari Nagar, Village - Kondivita, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 059, State - Maharashtra, Country - India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS,  
PLANTATIONS, FORESTS, MINES AND QUARRIES)

**GENERAL:**

1	Purpose for which the valuation is made	To assess Fair Market Value as on 13.12.2024 for Bank Loan Purpose.
1	Date of inspection	09.12.2024
3	Name of the owner / owners	<b>Mrs. Shivangi Rupesh Tawade &amp; Mr. Rupesh Madhukar Tawade</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 303, 3 <sup>rd</sup> Floor, Wing - C, Sale Building No. 4, "Pearl Heaven IV", Chandiwala Complex, Kondivita Road, Near Maheshwari Nagar, Village - Kondivita, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 059, State - Maharashtra, Country - India. <b>Contact Person :</b> Mrs. Shivangi Rupesh Tawade (Owner ) Contact No. 9820031085
6	Location, Street, ward no	Kondivita Road, Near Maheshwari Nagar Village - Kondivita, Andheri (East) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 57, 58, 100 of Village - Kondivita
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	<b>LAND</b>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p><b>Carpet Area in Sq. Ft. = 357.70</b> (Area as per Site measurement)</p> <p><b>Carpet Area in Sq. Ft. = 388.00</b> (Area As Per Agreement for sale)</p> <p><b>Built Up Area in Sq. Ft. = 426.80</b> (Carpet Area + 10%)</p> <p><b>All the above areas are within 8% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.</b></p>
13	Roads, Streets or lanes on which the land is abutting	Village - Kondivita, Andheri (East) Taluka - Andheri, District - Mumbai Suburban, Pin - PIN - 400 059
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available



23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per SRA norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	20,200.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	N.A.
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	<b>SALES</b>	

37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2024 (As per site information)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Vile Parle (East) Branch to assess Fair Market Value as on 13.12.2024 for Residential Flat No. 303, 3<sup>rd</sup> Floor, Wing - C, Sale Building No. 4, "Pearl Heaven IV", Chandiwala Complex, Kondivita Road, Near Maheshwari Nagar, Village - Kondivita, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 059, State - Maharashtra, Country - India belongs to **Mrs. Shivangi Rupesh Tawade & Mr. Rupesh Madhukar Tawade.**

### We are in receipt of the following documents:

1)	Copy of Agreement for sale No.2588 / 2023 Dated 18.02.2023 between Mrs. Noorjahan Abdul Aziz Kasmani(The Owner) And Mrs. Shivangi Rupesh Tawade & Mr. Rupesh Madhukar Tawade(The Allottee).
2)	Copy of Amended Commencement Certificate No.KE / PVT / 0235 / 20181213 / AP / S4 Dated 04.03.2022 issued by Slum Rehabilitation Authority (SRA) (As downloaded from RERA site).
3)	Copy of Approved Building Plan No.KE / PVT / 0235 / 20181213 / AP / S4 Dated 31.12.2021 issued by Slum Rehabilitation Authority (SRA).
4)	Copy of RERA Certificate No.P51800029797 Dated 04.07.2021 issued by Maharashtra Real Estate Regulatory Authority.

### Location



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The said building is located at Village - Kondivita, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 059. The property falls in Residential Zone. It is at a traveling distance 1.00 Km. from Airport Road Metro Station.

### Building

The building under reference is having 1 Basement + Ground + 19 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 3rd Floor is having 4 Residential Flat. The building is having 2 lifts.

### Residential Flat:

The Residential Flat under reference is situated on the 3<sup>rd</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Toilet. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### Valuation as on 13th December 2024

The Carpet Area of the Residential Flat	:	388.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	2024 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	Less Than 1 Year
Cost of Construction	:	426.80 Sq. Ft. X ₹ 3,000.00 = ₹ 12,80,400.00
Depreciation $\{(100 - ) \times (0 / 60)\}$	:	N.A. Age of Property below 5 year
Amount of depreciation	:	-
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,42,640/- per Sq. M. i.e. ₹ 13,252/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	388.00 Sq. Ft. X ₹ 25,000 = ₹97,00,000
Total Value of property as on 13th December 2024	:	₹97,00,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 13th December 2024	:	₹ 97,00,000.00
Total Value of the property	:	₹ 97,00,000.00
The realizable value of the property	:	₹87,30,000.00
Distress value of the property	:	₹77,60,000.00
Insurable value of the property (426.80 X 3,000.00)	:	₹12,80,400.00
Guideline value of the property (426.80 X 13252.00)	:	₹56,55,954.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 303, 3<sup>rd</sup> Floor,



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Wing - C, Sale Building No. 4, "**Pearl Heaven IV**", Chandiwala Complex, Kondivita Road, Near Maheshwari Nagar, Village - Kondivita, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 059, State - Maharashtra, Country - India for this particular purpose at **₹ 97,00,000.00 (Rupees Ninety Seven Lakhs Only)** as on 13th December 2024

## **NOTES**

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **13th December 2024** is **₹ 97,00,000.00 (Rupees Ninety Seven Lakhs Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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**PART III- VALUATION**

I, hereby declare that

- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1**

Technical details		Main Building				
1	No. of floors and height of each floor	: 1 Basement + Ground + 19 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 3 <sup>rd</sup> Floor				
3	Year of construction	: 2024 (As per site information)				
4	Estimated future life	: 60 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering + POP Finish.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

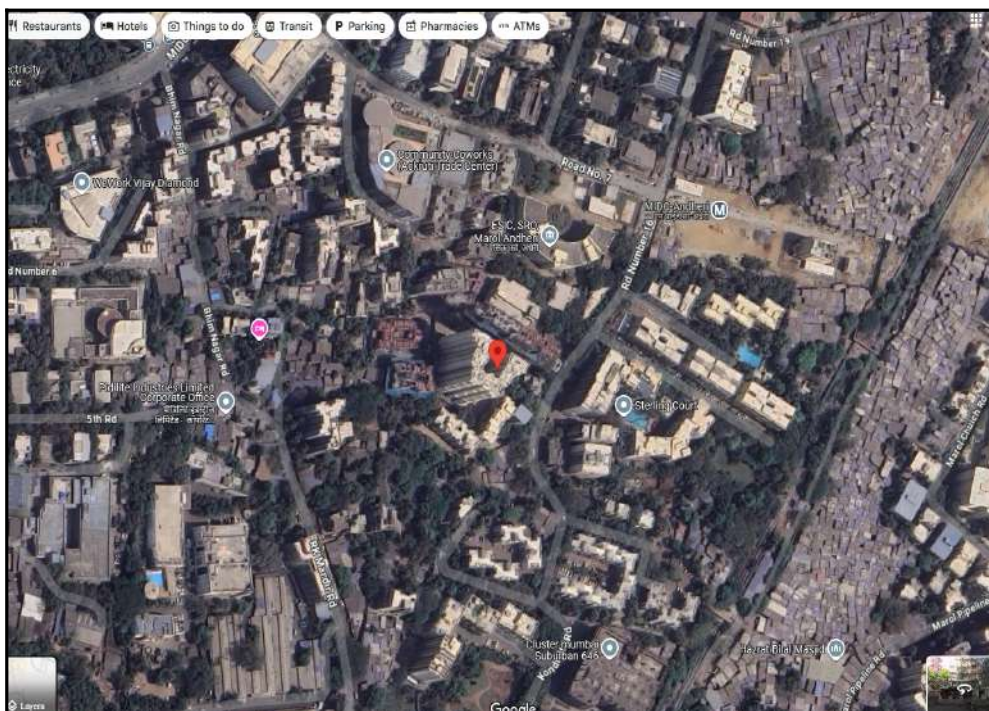
Technical details		Main Building	
15	Sanitary installations	:	As per Requirement
	(i) No. of water closets		
	(ii) No. of lavatory basins		
	(iii) No. of urinals		
	(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	:	Ordinary
17	Compound wall Height and length Type of construction	:	All external walls are 9" thick and partition walls are 6" thick.
18	No. of lifts and capacity	:	2 Lifts
19	Underground sump – capacity and type of construction	:	RCC Tank
20	Over-head tank Location, capacity Type of construction	:	RCC Tank on Terrace
21	Pumps- no. and their horse power	:	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	:	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	:	Connected to Municipal Sewerage System

## Actual Site Photographs

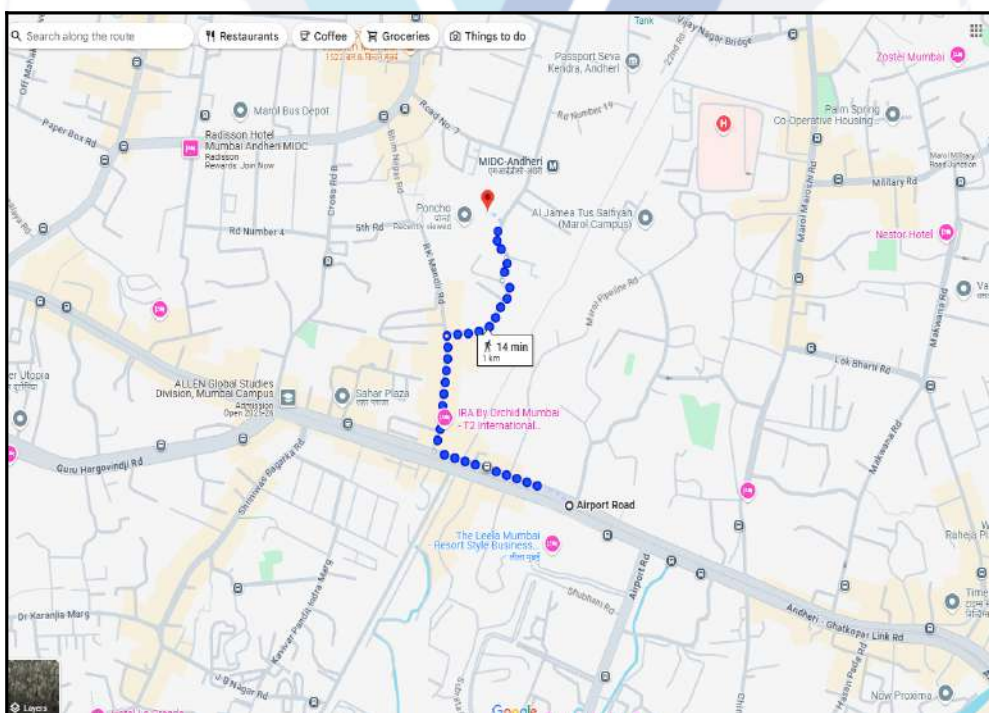




## Route Map of the property



**Note:** Red Place mark shows the exact location of the property



**Longitude Latitude: 19°6'59.0"N 72°52'20.0"E**

**Note:** The Blue line shows the route to site distance from nearest Metro Station (Airport Road - 1.00 Km. ).




## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



### Annual Statement of Rates Ver. 2.0 ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

[Home](#)
[Valuation Guidelines | User Manual](#)

Year:  Language:

Selected District:

Select Village:

Search By:  Survey No.  Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़ीस टुकाने	औद्योगिक	एकक (Rs./)	Attribute
42/215-भुभाग: उत्तरेस गावाची हद्द, पुर्वेस तुळशी पार्इप लाईन, दक्षिणेस मथुरदास वासनजी मार्ग व पश्चिमेस गावाची हद्द.	68580	142640	172230	187210	150280	चौ. मीटर सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for <b>Flat</b>	142640			
Flat Located on 3 <sup>rd</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,42,640.00</b>	<b>Sq. Mtr.</b>	<b>13,252.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for <b>Land (B)</b>	68580			
The difference between land rate and building rate(A-B=C)	74,060.00			
Percentage after Depreciation as per table(D)	100%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,42,640.00</b>	<b>Sq. Mtr.</b>	<b>13,252.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors



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e)	31 Floors and above	Increase by 20% on units located on 31 and above floors
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**Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate




## Price Indicators

Property	Pearl Heaven, Andheri East		
Source	magic bricks		
Floor	11th		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	456.00	501.60	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹26,316.00	₹23,923.00	-

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2 BHK 700 Sq-ft Flat For Sale **Andheri East, Mumbai**



2 Beds | 2 Baths | 1 Covered Parking | Unfurnished

Carpet Area <b>456 sqft</b> ₹ 26,496/sqft	Developer <b>Chandiwala Group</b>	Project <b>Pearl Heaven</b>
Floor <b>11(Out of 19 Floors)</b>	Transaction Type <b>New Property</b>	Facing <b>East</b>
Lifts <b>2</b>	Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered</b>

✓ East Facing Property

Contact Agent

Get Phone No.

Last contact made 3 days ago

### More Details

Price Breakup	₹1.2 Cr   ₹ 4,500 Monthly
Booking Amount	₹ 3.0 Lac
RERA ID	51800029797
Address	Andheri East, Mumbai, Andheri East, Mumbai - Western Mumbai, Maharashtra

## Price Indicators

Property	Pearl Heaven, Andheri East		
Source	magic bricks		
Floor	19th		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	381.00	419.10	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹27,559.00	₹25,054.00	-





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Home > Property In Mumbai > Andheri East > Apartment In Andheri East > 1 BHK > 600 Sq-ft

₹1.05 Cr

EMI - ₹ 47k | [Can I afford it?](#)

1 BHK 600 Sq-ft Flat For Sale **Andheri East, Mumbai**

+6 Photos

✓ East Facing Property

Contact Agent

Get Phone No.

1 Bed
2 Baths
1 Covered Parking
Unfurnished

Carpet Area	Developer	Project
<b>381 sqft</b> ▼	<b>Chandiwala Group</b>	<b>Pearl Heaven</b>
₹ 27,559/sqft		
Floor	Transaction Type	Facing
<b>19 (Out of 19 Floors)</b>	<b>New Property</b>	<b>East</b>
Lifts	Furnished Status	Car Parking
<b>2</b>	<b>Unfurnished</b>	<b>1 Covered</b>

### More Details

Price Breakup	₹1.05 Cr   ₹ 5,25,000 Approx. Registration Charges   ₹ 3,500 Monthly
Booking Amount	₹ 3.0 Lac
RERA ID	51800029797
Address	Andheri East, Mumbai, Andheri East, Mumbai - Western Mumbai, Maharashtra



## Sale Instances

Property	Pearl Heaven, Andheri East		
Source	Index no.2		
Floor	4th		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	455.00	500.50	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹24,615.00	₹22,378.00	-

11/12/2024, 17:35

lgr\_18590

18590512

02-12-2024

Note:-Generated Through eSearch  
Module,For original report please  
contact concern SRO office.

### सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 5

दस्त क्रमांक : 18590/2024

नोंदणी :

Regn:63m

### गावाचे नाव : कोडीविटा

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	11200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6637039.20
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: प्लॉट नंबर बी-403,बी विंग, माळा नं: 4 था मजला , बिल्डिंग नं 4, इमारतीचे नाव: पर्ल हेवन IV,चांदीवाला कॉम्प्लेक्स, ब्लॉक नं: माहेश्वरी नगर,कोडीविटा रोड जवळ, रोड : अंधेरी पूर्व मुंबई-400059, इतर माहिती: 42.30 चौ.मी रेरा कारपेट( ( C.T.S. Number : 57,58,100 ; ) )
(5) क्षेत्रफळ	46.53 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रजै अन इल्लतुपरंबिल मणिकुट्टी वय:-58 पत्ता:-प्लॉट नं: प्लॉट नंबर बी-403 बी विंग, माळा नं: 4 मजला , इमारतीचे नाव: पर्ल हेवन IV, चांदीवाला कॉम्प्लेक्स, ब्लॉक नं: माहेश्वरी नगरजवळ, कोडीविटा रोड, रोड नं: अन्धेरी पूर्व मुम्बई , महाराष्ट्र, MUMBAI. पिन कोड:-400059 पॅन नं:-AAHP10318Q
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संजय अर्जुन पटेल वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बस्ताव मिसकटा चाळ, ब्लॉक नं: गुफिक प्रायव्हेट लिमिटेड च्या मागे, रोड नं: एमआयडीसी रोड क्रमांक ११ मरोळ अंधेरी पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400093 पॅन नं:-APYPP7276C
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/11/2024
(10)दस्त नोंदणी केल्याचा दिनांक	21/11/2024
(11)अनुक्रमांक,खंड व पृष्ठ	18590/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	672000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

## Sale Instances

Property	Pearl Heaven, Andheri East		
Source	Index no.2		
Floor	18th		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	433.00	476.30	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹22,263.00	₹20,239.00	-

11/12/2024, 17:39		igr_17317	
17317513	<b>सूची क्र.2</b>		दुय्यम निबंधक : सह दु.नि. अंधेरी 6
17-10-2024			दस्त क्रमांक : 17317/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:83m	
<b>गावाचे नाव : कोडीविटा</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	9639813		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6949278.16		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सी-1802, माळा नं: 18, सी विंग, इमारतीचे नाव: पर्ल हॅवन III, चांदीवाला कॉम्प्लेक्स, ब्लॉक नं: अंधेरी पूर्व मुंबई 400069, रोड : महेश्वरी नगरच्या जवळ,कोडीविटा रोड ( C.T.S. Number : 57, 58 And 100 ; )		
(5) क्षेत्रफळ	44.29 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स. चांदीवाला इंटरप्राइझेस चे भागीदार इमरान एच चांदीवाला तर्फे मुखत्यार हुबर्ट ब्लेस क्रॉसतो उर्फ तब्बी वय:-77 पत्ता:-प्लॉट नं: 222-ए, माळा नं: 1, इमारतीचे नाव: अल-मूनाझ आर्कड, ब्लॉक नं: अंधेरी पश्चिम, रोड नं: एस. व्ही. रोड, महाराष्ट्र, मुंबई. पिन कोड:-400058 पॅन नं:-AACFC6522F		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शिरीन अंजुम आझम शेख वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एलेक्स फर्नांडिस चाल, कोडीविटा रोड, रामकृष्ण मंदिरच्या जवळ, मरोल पाईप लाईन, अंधेरी, महाराष्ट्र, मुंबई. पिन कोड:-400059 पॅन नं:-EPZPS1880C 2): नाव:-आझम खलील शेख वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एलेक्स फर्नांडिस चाल, कोडीविटा रोड, रामकृष्ण मंदिरच्या जवळ, मरोल पाईप लाईन, अंधेरी, महाराष्ट्र, मुंबई. पिन कोड:-400059 पॅन नं:-BOEPS2249G		
(9) दस्तऐवज करून दिल्याचा दिनांक	03/10/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	09/10/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	17317/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	578389		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारत घेतलेला तपशील:-			
मुद्रांक शुल्क आकास्ताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **13th December 2024**

The term Value is defined as:

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

## DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

## VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 97,00,000.00 (Rupees Ninety Seven Lakhs Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



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**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company

